



Director's Rule 13-2013

Applicant: City of Seattle Department of Planning and Development	Page: 1 of 1	Supersedes: N/A
	Publication:	Effective:
Subject: Clarifying The Application Of Design Review Thresholds For Congregate Residences	Code and Section Reference: SMC Title 23, Land Use Code Section 23.41.004	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Land Use Code and Procedural	Approved	Date
	Diane M. Sugimura, Director, DPD	

RULE

For purposes of determining if Design Review is required for a proposed congregate residence, each bedroom within the proposed residence will be counted as one-quarter of one dwelling unit.

REASON

Design Review is required for new multifamily, commercial, or industrial development proposals that exceed thresholds in Land Use Code Section 23.41.004. The thresholds for residential use are expressed in number of dwelling units. However congregate residences are typically comprised of a number of bedrooms that lack the characteristics of conventional dwelling units. Accordingly, the threshold for Design Review of congregate residences shall be applied by counting each bedroom or sleeping unit as one-quarter of one dwelling unit.